



Illinois State University
Gregory Street Property Land Use Plan

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GREGORY STREET PROPERTY LAND USE PLAN



University Golf Course

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GREGORY STREET PROPERTY LAND USE PLAN

Introduction

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Edwards Hall

The *Executive Summary* provides an overview of the findings.

The *Program* outlines Illinois State University's project Goals, pertinent Facts, implementation Concepts and functional Needs.

The *Land Use Plan* illustrates a proposed strategy for the land use of the Gregory Street Property, with additional diagrams highlighting key elements of the Plan.

The *Development Covenants* outline the criteria for the physical development of the property.



GREGORY STREET PROPERTY LAND USE PLAN

Executive Summary

Action Item 30 of the Illinois State University Master Plan states:

30. *Establish criteria to guide future development of the Gregory Street Property by:*

- a. *Developing and maintaining the Gregory Street Property for limited current use with an eye toward eventual redevelopment.*
- b. *Start planning efforts to bring adequate utilities and services to the Gregory Street Property.*



Gregory Street Property

Mission

The primary mission of the Gregory Street Property Land Use Plan is to develop a flexible framework for the long-range campus development, consisting of a visionary, environmentally sustainable and academically-focused mixed-use community.

Facilities

There is no specific use determined at this time. Primary considerations are for some combination of the following:

- Academic and Academic Support Space
- Athletic Space
- K-12
- Mixed Use
- Residential
- Retail

Site

The Gregory Street Property is located immediately west of the ISU Golf Course. There are three distinct parcels:

- The **Main Farm** – 276 acres
- The **Horticultural Center** – 15 acres
- The **Tree Farm** – 8 acres



The property is further defined by two connector roads, Parkside Road on the west and Gregory Street on the south. The north boundary is a common property line to three parcels of private property, each targeted for private residential development.

The primary focus of the Land Use Plan is the Main Farm parcel. The Horticultural Center and Tree Farm will be preserved.



GREGORY STREET PROPERTY LAND USE PLAN

Suggested Improvements

Suggested improvements include:

- Developing the site in a manner that integrates human and natural systems.
- Planning the site with a central academic-based campus district surrounded by mixed use neighborhoods.
- Providing one or two connector streets between Gregory Street and Raab Road to the north.
- Prioritizing functions that are units of ISU, or functions compatible with ISU activities.
- Allocating space within districts to functions appropriate to their immediate neighbors.



ISU Main Quad



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Program

The Program outlines Illinois State University project *Goals*, pertinent *Facts*, implementation *Concepts* and facility *Needs*.

I. Goals



ISU Main Quad / Hovey Hall

The following are the project goals that emerged during programming work sessions. These goals establish a direction for the programming and planning process.

Mission goals address the purpose of the project.

Function goals concern activities, relationship of spaces, and people - their number and characteristics.

Form goals relate to the site, the physical environment and the quality of space and construction.

Time goals deal with the influences of history and the inevitability of change from the present as well as projections into the future.

Mission Goals

- To develop a flexible framework for the development of a visionary, environmentally sustainable and mixed-use community.
- To develop this valuable resource in a way that furthers the long-term goals and objectives of Illinois State University.
- To assist and support decision making in guiding future planning.

Function Goals

- To develop the property to its highest and best use.
- To accommodate critical ISU space shortages appropriate for this location.
- To accommodate other uses compatible with Illinois State University functions.



College of Business



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Cook Hall

Form Goals

- To create a highly sustainable built and natural environment.
- To receive recognition through the LEED™* rating system for leadership in both land planning and building design at the Gold level of certification.
- To create distinct and interconnected districts and neighborhoods.
- To protect natural resources and save open space by clustering development in compact building zones.
- To foster a collegiate-style environment in the academic-based Central District.
- To enhance community livability and decrease auto dependency by planning a mix of uses within each neighborhood.
- To develop a path and street network to accommodate pedestrians, joggers, and bicyclists, as well as automobile travel and parking.
- To incorporate McLean County Master Plan objectives.
- To establish a safe off-street bicycle path to the main campus with the goal of making it faster to bike than drive.

Time Goals

- To phase construction in prioritized stages over a long period of time.
- To prioritize development of the academic facilities in the Central District.



*The LEED™ (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council representing all segments of the building industry developed LEED and continue to contribute to its evolution.



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II. Facts

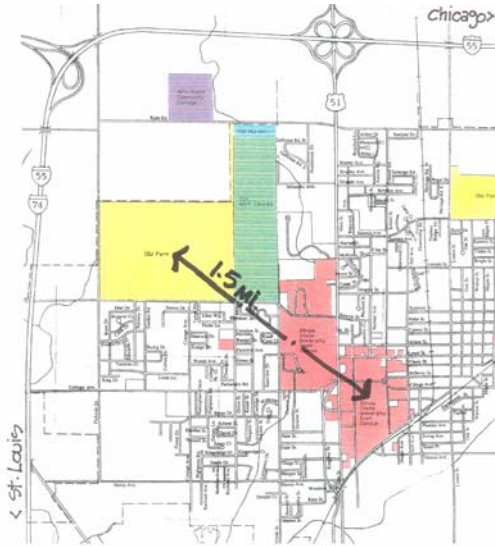
The facts documented in this section describe important conditions which will influence the project.

The Gregory Street Property is a prairie site that was developed by ISU for agricultural use. The land became available for redevelopment when the ISU farm was relocated to a remote site.

Location

Illinois State University is in Normal, Illinois, roughly halfway between Chicago and St. Louis along Interstate Route 55.

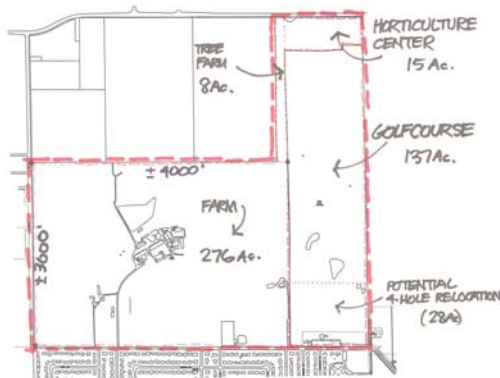
The Gregory Street Property is northwest of the main ISU Campus. The center of the property is approximately 1.5 miles from the center of the ISU Main Quad.



Site Area

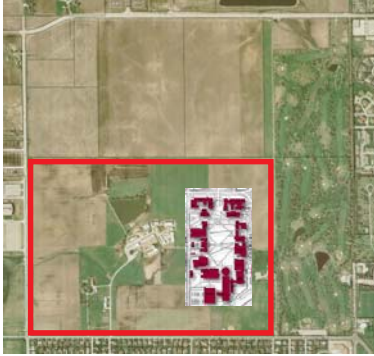
The site is comprised of three parcels. The Main Farm parcel fronting Gregory Street is 276 acres, including the University Residence; the Horticulture Center, between Raab Road to the north and the ISU Golf Course to the south, is 15 acres; and the Tree Farm, between private property to the west and the ISU Golf Course to the east, is 8 acres.

The Golf Course is an additional 137 acres.





GREGORY STREET PROPERTY LAND USE PLAN



Gregory Street Property with ISU Main Quad superimposed

Scale

The ISU Main Quad, including Quad buildings and adjacent streets, is 15% of the Main Farm parcel in area.



Existing Streets and Paths

The Main Farm parcel is bounded by Parkside Road on the west and Gregory Street on the south.

The north boundary is a common property line to three parcels of private property, each targeted for private residential development. Raab Road is immediately north of these properties.

The east boundary of the Main Farm parcel is the ISU Golf Course.

The City of Normal is planning to locate its Constitution Bike Trail along the Adelaide Street corridor, adjacent to the east edge of the ISU Golf Course.



Existing Land Use

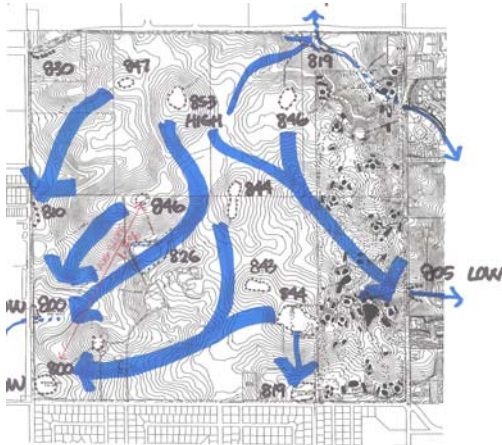
The existing use of the Main Farm parcel is agricultural – soybean and corn crop rotation.

There are a few abandoned agricultural research and farm structures on the Main Farm parcel, plus a farm pond that has been mostly drained. The University Residence, a Motorcycle Safety Area, and a Softball Field are also on the property.

The property is adjacent to residential neighborhoods on the south; to a residential neighborhood and Normal Community High School on the west; to the ISU Golf Course and the University Residence on the east; and to future private residential development on the north. North of this development and across from Raab Road is Heartland Community College.



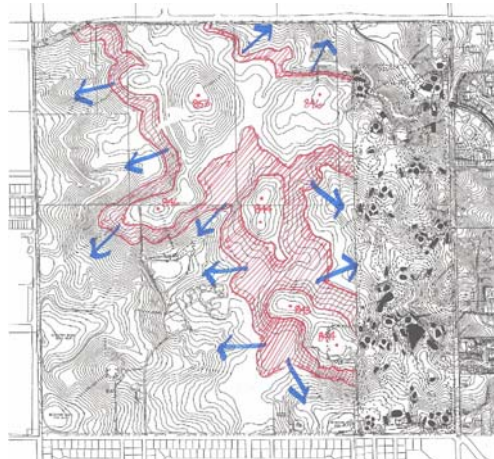
GREGORY STREET PROPERTY LAND USE PLAN



Topography and Drainage

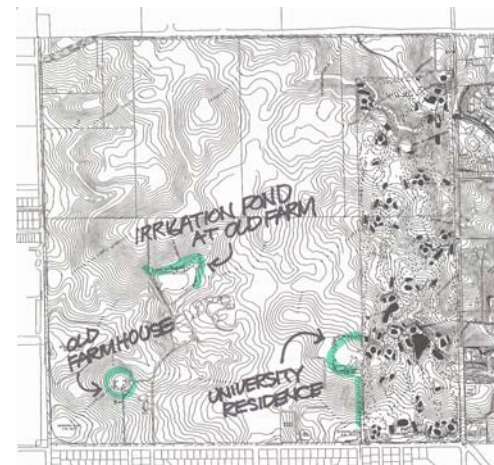
The topography of the site is essentially a gentle slope to the southwest and southeast, punctuated by a number of small knolls. The high point on the site is 846 feet, atop a knoll at the north property line; the low point is 800 feet at the southwest corner. While the average slope between the two is less than 2%, the 45-foot elevation difference is equivalent in height to a 3-story building. The knolls stand out enough to offer potential for views of them, and from them.

Site drainage, illustrated in the conceptual diagram to the left, consists primarily of intermittent surface streams and rivulets. There are three significant low points along the property boundary: one at the southwest corner and one each along the west and south property lines.



The Plateau

A relatively flat plateau runs north to south slightly east of the center of the site. Stormwater drains both east and west from this plateau. Being both flat and well drained, this plateau is an ideal site for locating roads and/or buildings.



Existing Vegetation

There is a cluster of trees around the farm pond north of the abandoned farm, a smaller cluster around the original farm house site, and a major cluster around the University Residence and along its access drive to Gregory Street.



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III. Concepts

Concepts are qualitative ideas for reaching goals. Programmatic concepts provide abstract directions for resolving functional problems.

Concepts are grouped in two categories:

- Site Opportunities
- Sustainable Design



pedestrian-friendly street

Site Opportunities Concepts

The primary Site Opportunity Concept calls for a distinct Central District surrounded by mixed-use Neighborhoods. Fingers of open space can serve as buffers between the Central District and the Neighborhoods.

Sustainable Design Concepts

The Sustainable Design Concepts focus on the following key strategies:

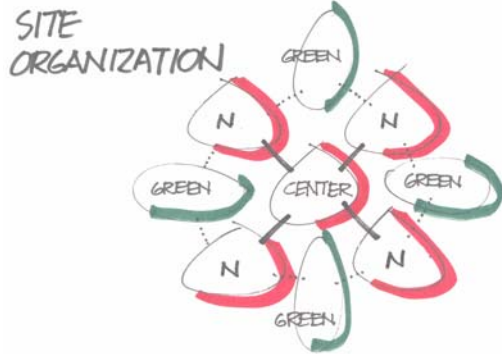
- Concentrating development into compact districts and neighborhoods each of which should have an internal public open space.
- Establishing a looped open space corridor ("greenway") that can serve as natural drainage way, groundwater recharge zone, natural habitat, and jogging/biking path.
- Organizing the buildings on street blocks to serve as the "walls" of a public open space and to orient the majority of buildings in an east-west direction for solar advantage.
- Promoting walking and biking while accommodating vehicular circulation.
- Creating a street network to maximize route choice, minimize vehicle miles traveled, and provide on-street parking.



pedestrian-friendly retail



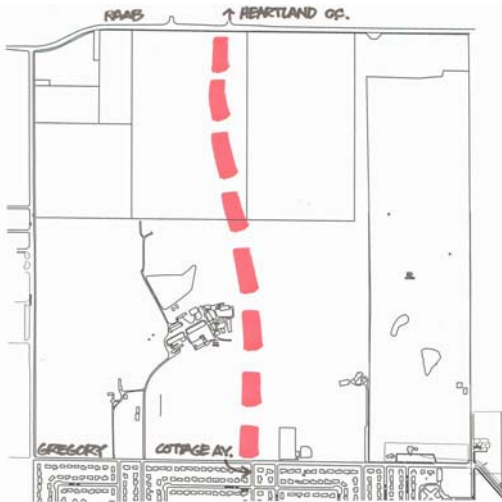
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Site Opportunities

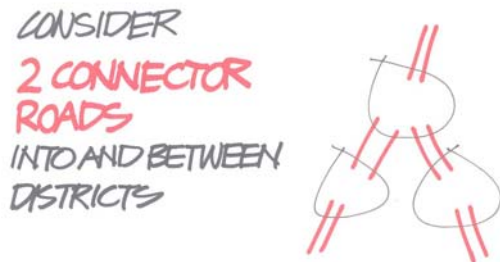
Site Organization

Consider developing the site with five clearly articulated land use districts: a Central District and four Neighborhoods. Between districts, green areas provide a natural buffer between built areas. They also provide a natural environment for small critter habitats, casual recreation, and pedestrian circulation.



Connector Road

The McLean County Master Plan calls for a connector road between Raab Road at Heartland Community College and Gregory Street at Cottage Avenue. The McLean County Plan indicates that a 2-lane road will be adequate to carry the necessary capacity.

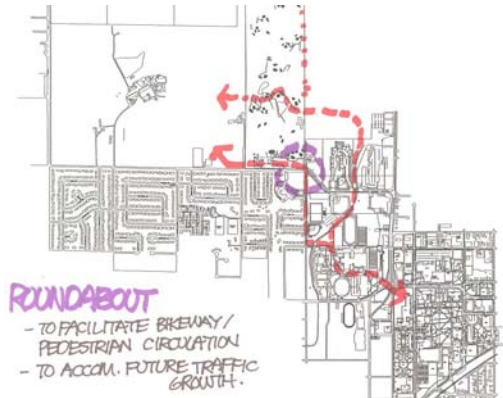


District Connectedness

To alleviate traffic bottlenecks, consider two connector roads into and between each district.



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Bike and Pedestrian Circulation

The goal is to reduce dependance on cars. This can be accomplished by creating a system of bike paths between the Gregory Street property and the main ISU Campus that makes the overall door-to-door trip shorter by bike during most of the year.

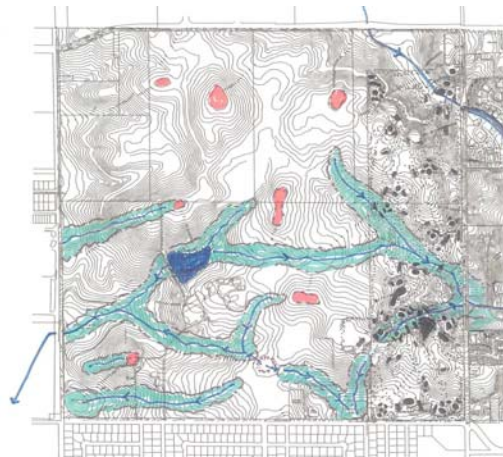
Two alignments for a dual pedestrian/bike route were studied, both extensions of the Constitution Trail bike route: one along the north side of Gregory Street and the other cutting through the ISU Golf Course (utilizing existing cart paths). In order to make a safe and fast route into the main ISU Campus, either route will require an infrastructure investment to grade-separate the bicycle crossing at Gregory Street.

Sustainable Design Concepts

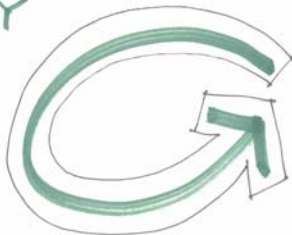
Enhance Existing Drainage Routes as Greenways

Protect the natural storm water hydrology of the site by setting aside these drainage routes as permanent open space corridors. The ground will need to be landscaped with appropriate species to stabilize the bank to avoid erosion, and to trap surface water to allow filtration and groundwater recharge.

Note: The pond at the farm is an artificial system and is not an environmental feature to be maintained.



CONSIDER
GREENWAY
LOOP



Multi-Use Greenways

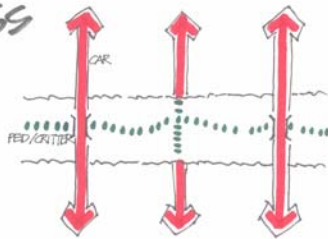
In addition to preserving existing drainage corridors, greenways serve several other purposes. First, they can be utilized to create a connected linear network of open spaces that can serve as habitat for a large variety of plant species as well as smaller animals. Secondly, they provide a linear recreation space for walkers, joggers and bikers. Finally, greenway edges can serve as a groundwater recharge zone for the more developed areas. They should be a minimum of 200' wide (100' on either side of the drain path).



GREGORY STREET PROPERTY LAND USE PLAN

GREENWAY
CROSSINGS

- SHORT / OPEN
- LANDSCAPED
- HUMAN HEIGHT



Greenway Street Crossings

In order to distribute traffic evenly across the street network and maintain pedestrian friendliness, the street network must interconnect across greenways. In order to maintain this connectedness, street connections should occur at least every 1/4 mile. Where streets do not continue across a greenway, pedestrian paths and footbridges should make the connection.

CONSIDER
CRITTER
CROSSINGS
BELOW
STREETS



Critter Crossings Below Streets

Critter crossings should be designed to allow full head-height passages under the streets for joggers, bicyclists and the free ranging of critters. In addition, Biodiversity Guidelines recommend that the length of any passage tunnel be no wider than two narrow traffic lanes, and that a sunlit landscaped scene be visible at both ends of the underpass. The ratio of length to clear height in the tunnel should not exceed 2.5 to 1.

CONSIDER SINGLE-LOADED
DEVELOPMENT ALONG
GREENWAYS



Single-Loaded Streets

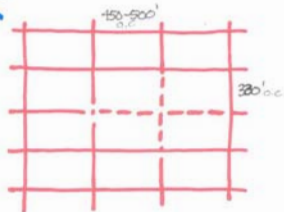
In order to create dramatic transitions between natural and built environments, consider locating buildings only on one side of any street facing a greenway.



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CONSIDER SMALL BLOCK GRID:

- LAND USE FLEXIBILITY
- OPTIMAL TRAFFIC EFFICIENCY



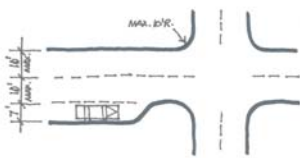
Small Block Grid

To accommodate a variety of functions and users over time, consider a grid of small blocks roughly 300 feet by 450-500 feet (a typical city street is roughly 600-700 feet square).

Street grid patterns link the community together and do not isolate one neighborhood from another; they also help ease the flow of traffic by providing multiple routes for travel between two points.

CONSIDER SKINNY STREETS

- OPTIMAL TRAFFIC EFFICIENCY
- PEDESTRIAN FRIENDLINESS

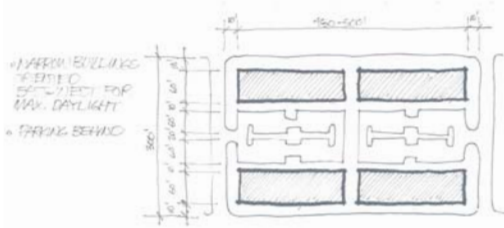


Skinny Streets

A network of two-way “skinny streets” best encourages pedestrian friendliness and achieves optimal vehicular traffic safety and efficiency.

Consider a network of two-way streets comprised of two 10-11 foot wide travel lanes, with 7-8 foot-wide parking lanes on each side.

TYPICAL BLOCK PLAN



Typical Block Plan

Consider long, narrow buildings: orient the length of buildings along the east-west axis to minimize solar heat gain and maximize opportunities for daylighting.

On-street parking will screen pedestrians from moving traffic, and reduce the amount of off-street parking needed. Off-street parking should be located behind buildings.



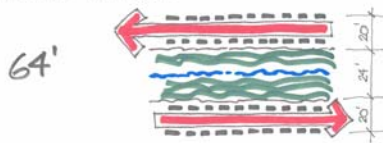
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Street Types

An effective sustainable development plan is based on an interconnected network of narrow streets. In order to evenly distribute traffic and parking across the network, each street is proposed to be two-way and accommodate on-street parking. The variations among street types is driven by the need to provide open space and filter stormwater all within the right of way.

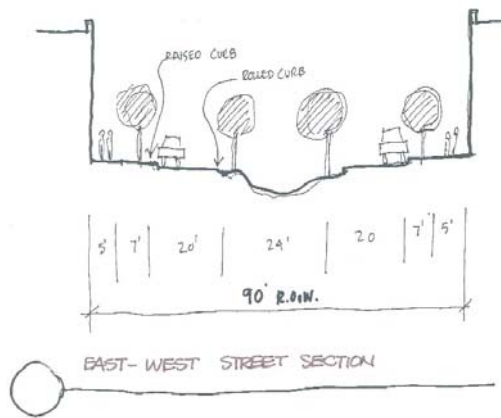
PARKWAYS WITH MEDIAN SWALES

- EAST-WEST DRAINAGE
- PARKING LANES BOTH SIDES



Parkways with Median Swales

Consider Parkways with Median Swales for double-loaded east-west streets: single lanes of traffic on either side of a wide stormwater drainage swale, each with a lane of parallel parking.



East-West Street Section

The East-West Street section illustrates a Parkway with a Median Swale. Because stormwater drainage generally moves east-west on the site, this type of street is proposed for all east-west streets not located on the edge of a greenway.

Groundwater Recharge Zones

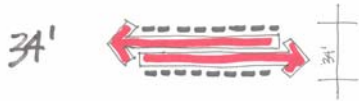
Consider allocating land for recharging the street runoff into the groundwater at the intersection of streets with greenways.



GREGORY STREET PROPERTY LAND USE PLAN

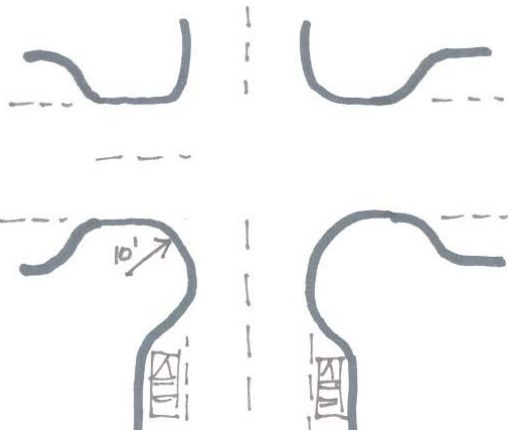
TYPICAL NETWORK STREETS

- TWO-WAY "SKINNY" STREET
- PARKING LANES BOTH SIDES



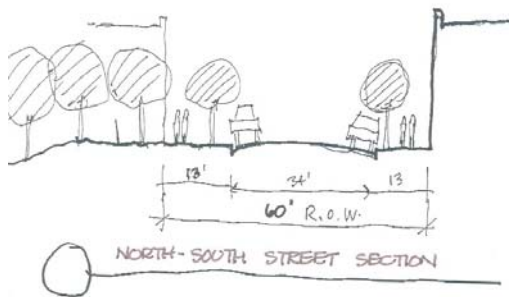
Typical Network Streets

Typical Network Streets: two lanes of two-way traffic, with a lane of parallel parking on either side.



Bulbouts

Consider bulbouts at intersections for calming traffic and shortening pedestrian crossing distance.



North-South Street Section

The North-South Street section illustrates a "network" street with two parallel parking lanes. This is the typical street proposed for the Land Use Plan.



GREGORY STREET PROPERTY LAND USE PLAN



IV. Needs

Needs quantify project space requirements. Following is a list of potential land uses (in alphabetical order by designated district location) for the site:

Central District Land Uses

Academic Space

- College of Mennonite Nursing
- Early Childhood Study Center
- School of Art

Academic Support Space

- Human Resources
- Computer Technology
- Remote Library Storage
- University Services

Retail

- Shops
- Restaurants

Neighborhood Land Uses

Athletic Space

- Golf Driving Range
- Intercollegiate Team Practice Fields
- PE and Recreation Fields
- Stadia
- Tennis Complex

K-12 Space

- New Grade School
- New High School

Mixed Use Space

- Association Park
- Motorcycle Safety

Residential Space

- Student Suite-Style Residences
- Student Apartment-Style Residences



GREGORY STREET PROPERTY LAND USE PLAN

Land Use Plan

I. Planning Concepts



Gazebo in the Main Quad

Conceptual Overview

The Land Use Plan is the physical response to the Programmatic Goals, Facts, Concepts and Needs. The Plan includes the location of proposed districts, vehicular and pedestrian corridors, and proposed site amenities including water features, green space and landscape.

Organizational Concept

The site is organized with a Central District located roughly on the site of the former farm buildings. The Central District is surrounded by Neighborhoods, interconnected by multiple streets.



Milner Library

It is envisioned that the Central District will be restricted to academic and academic support functions, with a small retail center providing shopping and restaurant amenities.

The southern Neighborhoods will be reserved for athletic fields along Gregory Street, lined with student suite-style residences.

Given its proximity to Normal Community High School, space in the western Neighborhoods will be reserved for replacement facilities for Metcalf Grade School and University High School.

Due to its proximity to private residential development planned north of the site, a northern Neighborhood will be reserved for student apartment residences. Two other northern Neighborhoods will be dedicated for mixed-use development, serving as a buffer between the K-12 and Student Residence Neighborhoods.



rain garden

Sustainable Development

The definition of streets and green space is derived from the implementation of sound Sustainable Development practices. The natural waterways of the site give definition to the street layout; these waterways will be further developed as Greenways, providing natural stormwater drainage with rainwater collection pools, vegetated swales and wetlands located along natural hydrology courses. These habitat corridors will also provide green



GREGORY STREET PROPERTY LAND USE PLAN



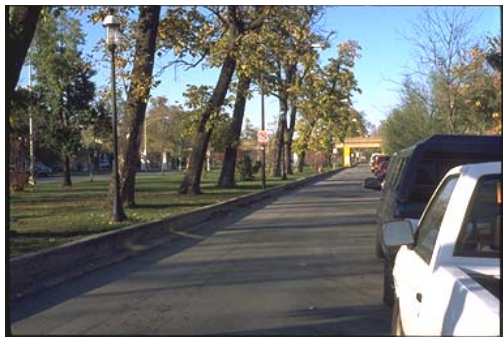
curving street with deflected view

space and trails for the use of both people and small critters. An uninterrupted Greenway loop has been created surrounding the Central District that will also accommodate a proposed Bikeway/ Ped Path extending to the Main Campus.

Circulation

Curvilinear Streets

The street network of the Land Use Plan is predominantly curvilinear, reflecting the existing topography and drainage networks. In plan view, the street network appears organic in nature. Curvilinear streets also allow deflected views of buildings and nature and result in reduced traffic speeds.



parkway with wide median (no swale)

Skinny Streets

Each district is comprised of a network of “skinny streets”, defining a grid of small blocks aligned with the Greenways. Two streets will serve as Parkway Entrances to the northwest and southwest Neighborhoods. Each Parkway is focused on a park circumscribed by a Vehicular Roundabout. The latter park is centered on the knoll on which the ISU Farm House was previously sited. The two east-west Parkways intersecting the Park Roundabouts will each have a wide central vegetated swale to control stormwater runoff and eliminate contaminants.

It is envisioned that streets along the Greenways will be single-loaded, with a single lane of parking. All other typical Network Streets will be two-way, two-lane streets with parking lanes on both sides.



pedestrian-bicycle underpass

Connector Streets

In response to the McLean County Master Plan, one connector street has been provided linking Gregory Street and Raab Road. A second parallel connector street is proposed, both to alleviate traffic congestion through the site and to provide a Greenway between the two connectors. These two streets would connect to Cottage Avenue and Turner Road at Gregory, and to the inbound and outbound driveways of Heartland Community College at Raab.

Bikeway/Ped Path

To allow for a vehicular-free Bikeway/Ped Path connection to the Main Campus, a grade separation crossing Gregory Street is proposed, either at Adelaide Street or east of the Redbird Baseball Stadium.



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terminated vista

Terminated Vistas

Terminated vistas are those long views which end in a building or other vertical feature. In traditional town planning, church spires, clock towers, and classical facades were all placed at the end of streets for emphasis. The Land Use Plan makes use of this strategy in several places.

Deflected Vistas

Deflected views are those which focus on a building or feature at an oblique angle. The Land Use Plan makes use of this strategy in several places.

Signature Building Sites

There are seven prominent sites designated for signature buildings. Three are for academic buildings in the Central District, two are for terminal vista buildings at the east ends of the east-west Parkways, and two are for the proposed high school and middle school, across the Greenway from each other in the K-12 Neighborhood.

Parking

One of the elementary features of Sustainable Development is to reduce "heat island effect" wherever possible, minimizing impact on the microclimate and on the human and wildlife habitat. One of the ways this can be done is to minimize surface paving. On-street parking takes approximately two-thirds of the space required by surface lots, because the street performs double-duty as parking circulation.

The parking strategy for the Land Use Plan is threefold:

- Parallel parking lining both sides of all streets wherever feasible.
- Small off-street surface lots hidden behind buildings.
- Parking structures as required for dense development areas.

Phasing

It is anticipated that the Central District facilities will be constructed first, including one of the Raab-Gregory Connector Streets, along with the athletic facilities in the southern Neighborhood.

The residential facilities in the southern Neighborhood would be next; all other facilities are considered long term.

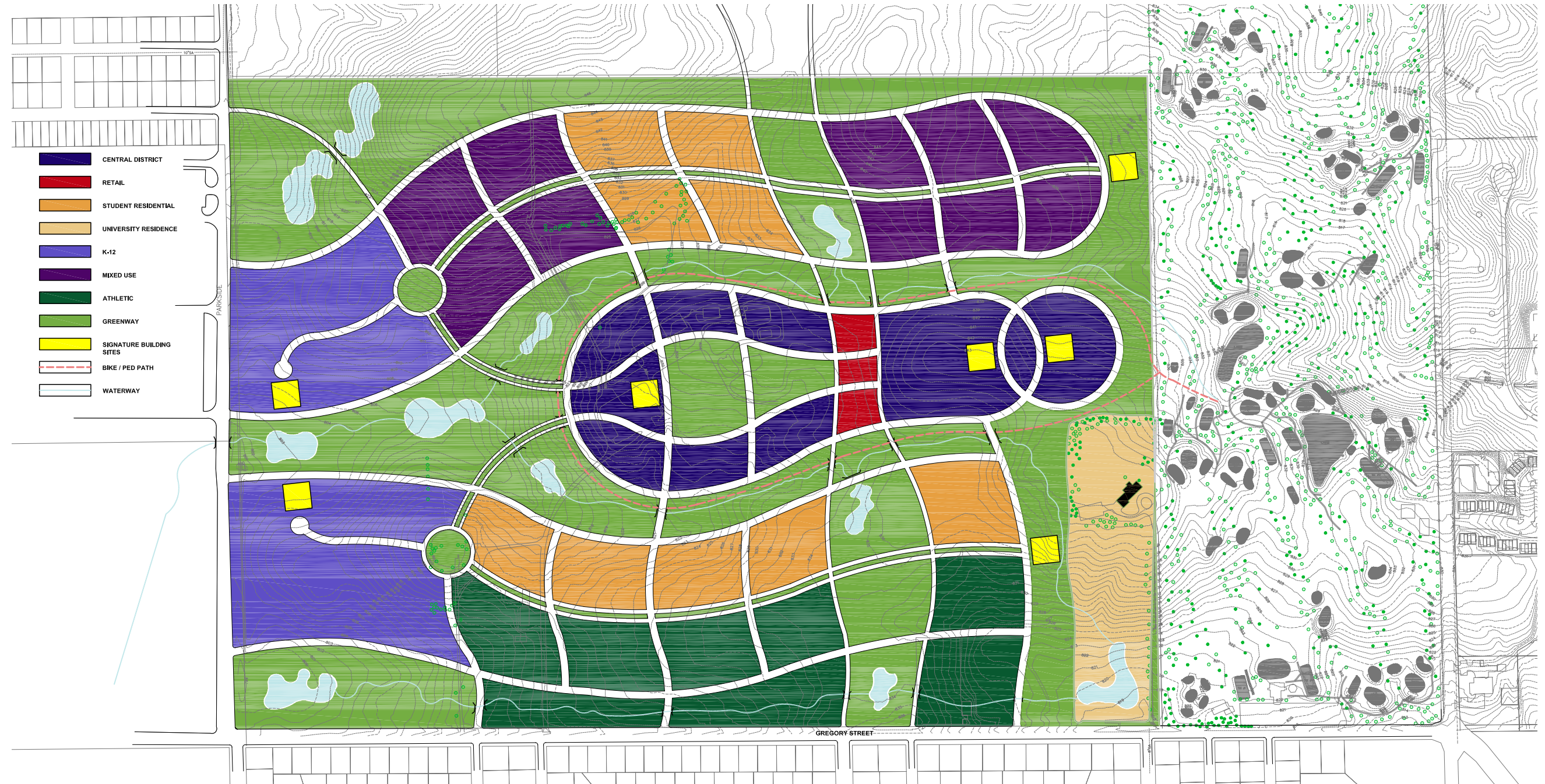


single-loaded street



GREGORY STREET PROPERTY LAND USE PLAN

I. Proposed Land Use

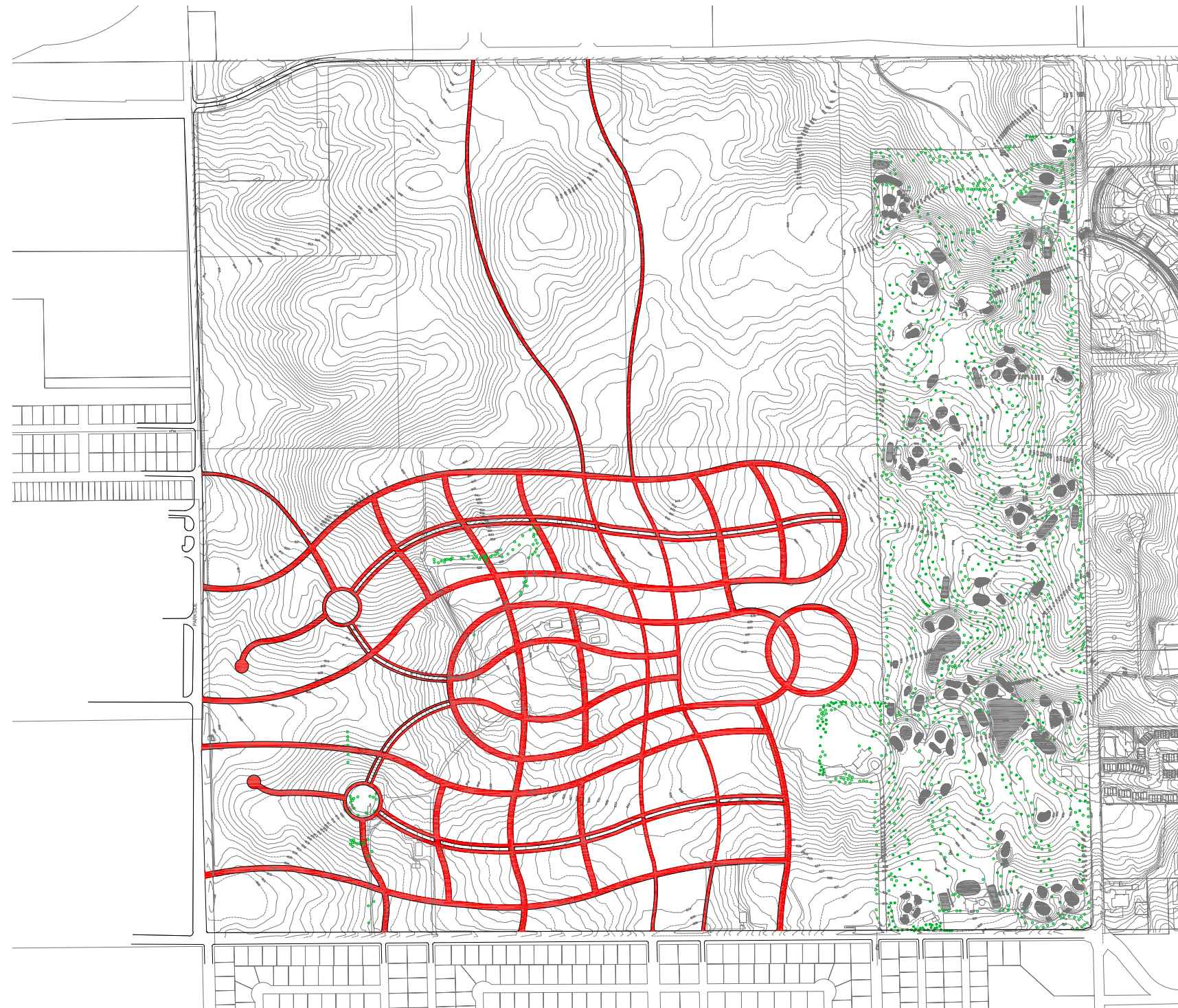




GREGORY STREET PROPERTY LAND USE PLAN

II. Ultimate Street Network

The Ultimate Street Network includes both Connector Streets between Raab Road and Gregory Street, and all of the streets that could be included in the ultimate buildout of the property.

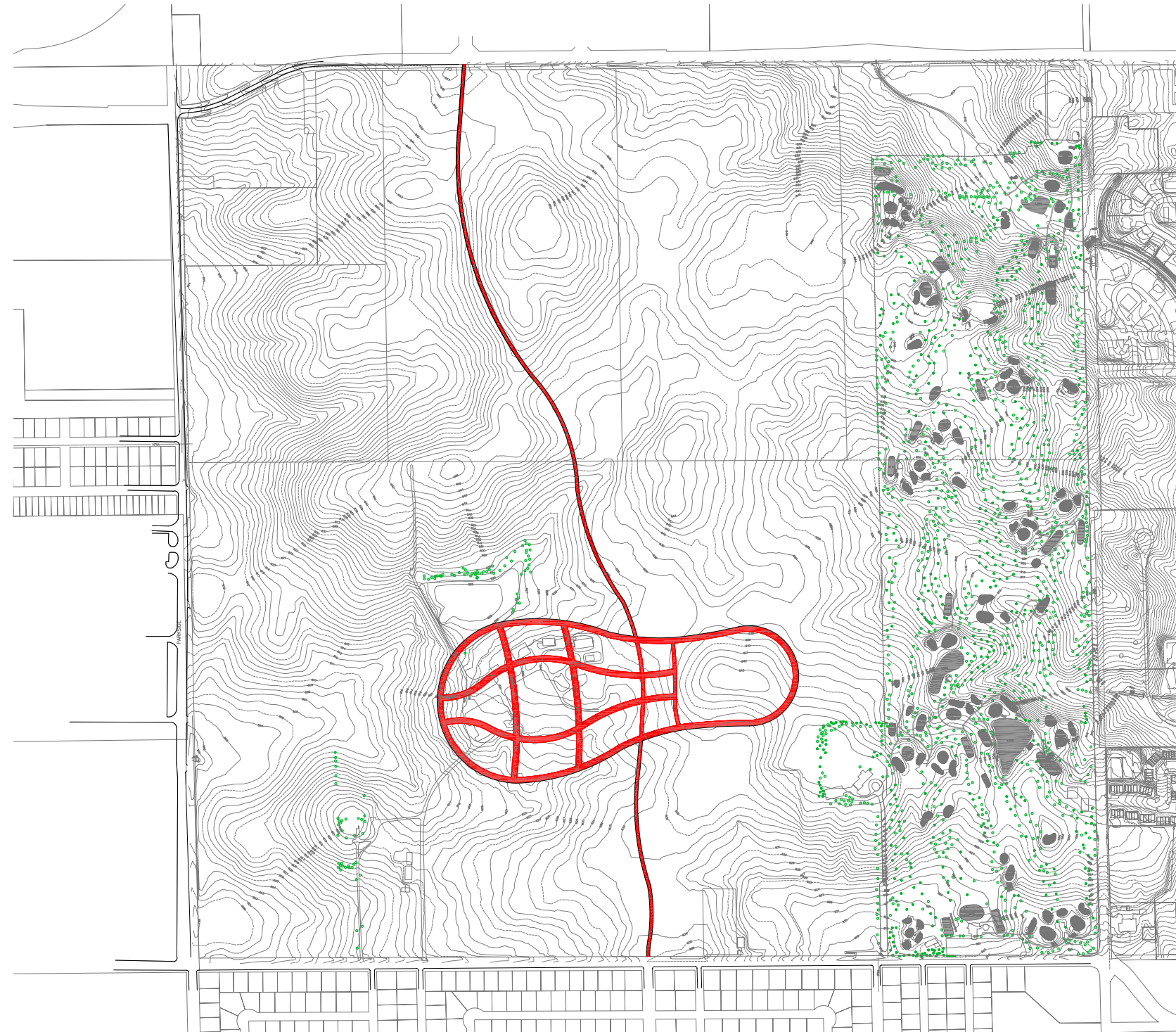




GREGORY STREET PROPERTY LAND USE PLAN

III. Phase One Street Network

Phase One includes all of the streets of the Central District, and the eastern Connector Street between Raab Road and Cottage Avenue.





GREGORY STREET PROPERTY LAND USE PLAN



Dry Grove Street

Development Covenants

The Covenants, enumerated herein, set standards to guide the pattern, character and environmental performance of future development on the Gregory Street Property. The goal of these covenants is to promote an orderly pattern of development, consistent with the proposed Gregory Street Property Land Use Plan and its urban and environmental goals. The categories listed below cover topics conventionally covered by easements as well as those which are required to fulfill the Plan's sustainability goals.

I. Allowable Land Use

New Functions

The Central District will be restricted to academic, academic support and retail functions.

All other districts will contain facilities appropriate to the Land Use Plan and to neighboring uses.

Existing Functions

The University Residence is to remain. Additionally, an area of 10-15 acres will be maintained around the Residence to provide a buffer to development.

The Horticulture Center and Tree Farm will remain as long as they are useful to the needs of ISU.

Green Space

The areas designated green space are to be developed as open, landscaped environments. They will remain so in perpetuity, and are not to be built upon.

II. Building and Utility Placement

Building Placement

The buildings are anticipated to face, and provide a primary entrance on, the street of their primary address (typically the single-loaded streets). The façades of all buildings shall fall within 10 feet of the front and side property lines. Steps, canopies and other building approach elements shall be allowed to encroach into the front and sideyard setback.



University Residence



ISU Main Quad



GREGORY STREET PROPERTY LAND USE PLAN



bike lane

East-West Building Orientation

In order to optimize building energy efficiency, the blocks are planned to allow the vast majority of buildings to be oriented along an east-west axis. Orienting commercial, institutional or residential buildings in this manner can improve energy efficiency by up to 30% over buildings oriented along a north-south axis.

Utility Easements

Utility easements shall occur either in the street right-of-way (ROW) or as an alley longitudinally through the length of a block. The location and dimensions of the alley easements (serving two rows of buildings) shall be coordinated with building locations, street trees, vegetated swales and other surface improvements. In no case shall utility lines for water, sewer, gas, electricity or telecommunications be visible above grade on a permanent basis.



Edwards Hall

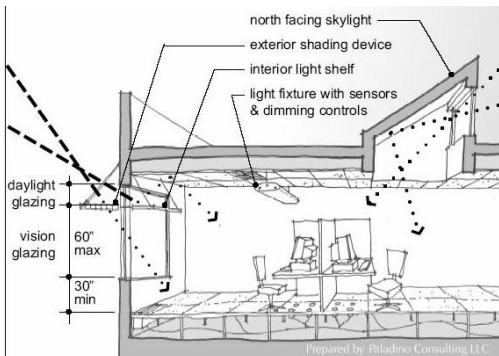
III. Building Standards

Building Height

The buildings in the Central District shall be a minimum of three stories and a maximum of four stories in height. Buildings may step back as they go up and may also include overhanging balconies, bays, cornices and other architectural amenities. Buildings in Neighborhoods shall be of a height and scale suitable for their function and location, but in no case shall exceed five stories in height.

Building Dimensions

As a result of the green building movement, buildings with narrow floor plans (45 to 60 feet) are finding new favor as a strategy for improving occupant comfort and increasing energy efficiency. First of all, occupants are able to spend more of their time closer to windows, benefiting from enhanced views, daylighting and natural ventilation. Secondly, only about 20 feet of the perimeter zone of a floor plan is climate responsive and able to replace mechanical and electrical energy with daylight or ambient outdoor air. A 45-foot wide building would thus have only a 5-foot wide zone totally dependent on mechanical/electrical systems.



an illustration of various daylighting strategies



GREGORY STREET PROPERTY LAND USE PLAN



Fell Hall

Architectural Style

Although there is no predominant architectural style among the primary main ISU Campus academic buildings, the buildings in the Central District of the Gregory Street Property can and should have one.

Within the context of contemporary design, and expressive of a sustainable approach to building science, the architectural style of the Central District buildings should be consistently collegiate. The façades may be accented with broad overhangs, sunshades, photovoltaic cells, or open downspout systems that celebrate water in the rain. Roofs may be either flat or sloped.

All other buildings are not required to adhere to a particular style, but should otherwise conform to the same general principals of design as those noted above for the Central District buildings.



green roof developed as a public garden space

Building Materials

Façade materials should be durable and long lived, ideally made using meaningful levels of recycled content. The primary material of the Central District building facades shall be red brick with limestone or precast accents. All other buildings may be composed of materials appropriate to their function and location on the site.

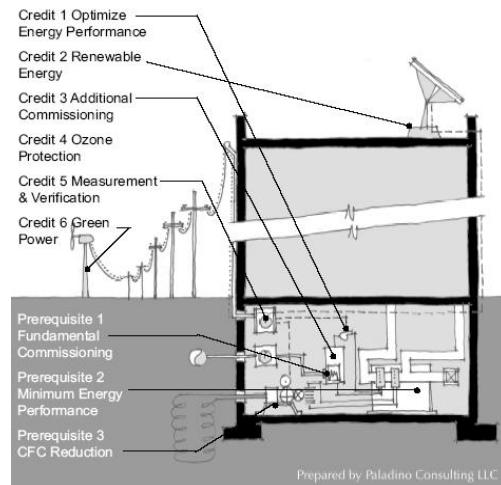
Green Roof Technologies

Green roof technologies (aka “vegetated roofs”) are encouraged wherever possible. They decrease stormwater detention need, reduce “heat island effect” as well as the air conditioning load on the building, and have roughly half the maintenance and replacement cost of traditional roofing systems.

LEED Certification

The Gregory Street Property is eligible for two different LEED certifications: one pertaining to land planning (LEED-ND), and another pertaining to building construction (LEED-NC).

The Land Use Plan, and all new buildings on the Gregory Street property, shall be designed to achieve no less than LEED Gold Certification.



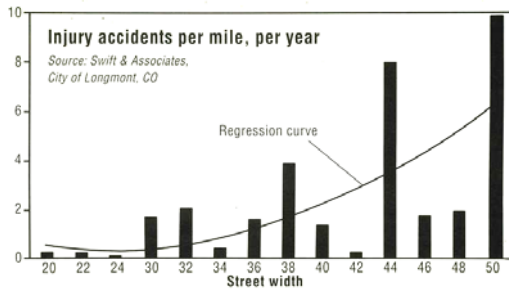
examples of LEED-NC prerequisites and credits



GREGORY STREET PROPERTY LAND USE PLAN

IV. Implementation

This document includes steps for implementing the Gregory Street Land Use Plan. Listed below are the essential steps in translating this conceptual Land Use Plan into a viable development plan.



injury accidents go down as streets get narrower

Detailed Site Survey, Engineering and Urban Design

To prepare the Gregory Street Development Plan, an interdisciplinary team of land planner/urban designer and stormwater/civil engineer is needed. Relevant sustainable design experience is critical for all members of this team.

The following components are needed:

- Detailed Contour Survey.
- Drainage and Stormwater Civil Engineering Plan.
- Refined Urban Design Plans and Sections.
- Transportation Plan.

Regulating Plan

Following the finalization of the street grid and land plan, a Regulating Plan is needed. The Regulating Plan will inform with precision where buildings are to be located.



Bridge to Milner Library

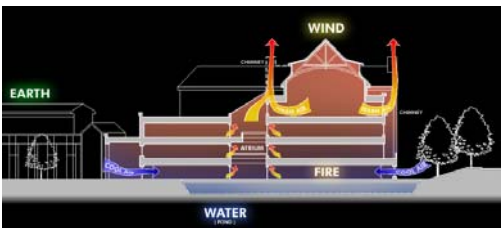
LEED Certification

The Gregory Street Property is eligible for two different LEED certifications: one pertaining to land planning, and another pertaining to building construction.

LEED-ND: Land Planning

LEED-Neighborhood Development is a certification system for smart land developments. It will be ready for piloting later in 2005. ISU has an opportunity to sign on as a pilot project, and to help refine the system.

The Gregory Street Land Use Plan will be enrolled in the LEED-Neighborhood Development pilot program. This emerging certification system for smart land developments has been developed to bring distinction to projects which demonstrate leadership toward responsible land development and stewardship. ISU will earn a public relations benefit from this recognition.



LEED-NC building modeling

LEED-NC: Buildings

LEED-New Construction is a certification system for new buildings. ISU will require that the A-E Teams of all building construction submit documentation that illustrates a strategy for the achievement of the Gold Level of LEED certification.



GREGORY STREET PROPERTY LAND USE PLAN

Participants



Pedestrian Entry Gate at School Street

Illinois State University

Stephen Bragg	Vice President for Finance and Planning
Richard Runner	Director of Facilities
Rick Kentzler	University Architect

Loebl Schlossman & Hackl

Jeff Conroy	Lead Planner
Kiril Mirintchev	Planner/CAD Director

Farr Associates

Doug Farr	Sustainability Design Consultant
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Process

The concept for the Gregory Street Land Use Plan is the result of a collaborative effort combining the programming and campus planning expertise of Jeff Conroy with the town planning and sustainable design experience of Doug Farr, supported by their respective staffs. Multiple options were considered in a series of team and client workshops. The final focus and shape of the Land Use Plan was accomplished under the leadership of Richard Runner and Rick Kentzler, with the vision and support of Stephen Bragg.

Additional workshops to finalize the Land Use Plan are planned with a variety of constituents within the ISU Community.



GREGORY STREET PROPERTY LAND USE PLAN

Reference

The sustainable development principles embraced in the Gregory Street Property Land Use Plan are further defined in the following documents:

The Costs and Financial Benefits of Green Buildings - A Report to California's Sustainable Building Task Force
Principal Author Greg Kats
Published by the State of California, 2003.

Sensible Tools for Healthy Communities
Principal Author Douglas R. Porter
Published by the Metropolitan Planning Council, 2004.

The Sustainable Building Technical Manual
Jointly Produced and Published by Public Technology, Inc. and the US Green Building Council, 1996.

Partnerships for Smart Growth - University-Community Collaboration for Better Public Spaces
Editors Wim Wiewel and Garrit-Jan Knaap
Published by M.E. Sharpe, Inc., 2005



Felmley Hall